

**TATA CAPITAL HOUSING FINANCE LTD.**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **25-04-2024** on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at **2.00 P.M.** on the said **25-04-2024**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **24-04-2024 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, 4th Floor, Capital One Building, Between HDFC House & HDFC Bank, Near Mithakhali 6 Road, Navrangpura, Ahmedabad, Gujarat -380009**. The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No.	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
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1.	10136609	Mr. BHAVESH KANTILAL RATHOD Mrs. AARTI BHAVESHBHAI RATHOD	Rs. 12,65,074/- (Rupees Twelve Lakh Sixty Five Thousand Seventy Four Only) 19-02-2020	Rs. 12,90,000/- (Rupees Twelve Lakh Ninety Thousand Only)	Rs. 1,29,000/- (Rupees One Lakh Twenty Nine Thousand Only)	Physical
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Description of the Immovable Property: All the piece & Parcel of Immovable property Flat no A-704 on 7th floor in Block "A" admeasuring 59.19 sq. mts. constructed property merge survey no 411/1 admeasuring 9105 Sq. Mt. (merge survey no 411/1 admeasuring 1821 Sq. Mt. and merge survey no 413/2 admeasuring 1113 Sq. Mt. and merge survey no 412 admeasuring 6171 Sq. Mt. T.P. no 79 Final Plot no 61/3 admeasuring 5463 Sq. Mt. along with admeasuring 21.511 Sq. Mt. Known as "SAMOR Residence" merge survey no 411/1 admeasuring 9105 Sq. Mt. (merge survey no 411/1 admeasuring 1821 Sq. Mt. and merge survey no 413/2 admeasuring 1113 Sq. Mt. and merge survey no 412 admeasuring 6171 Sq. Mt. T.P. no 79 Final Plot no 61/3 admeasuring 5463 Sq. Mt. of Moje Village: Valva, Taluka: Ahmedabad V-11 Aslali, Dist: Ahmedabad. Bounded :- East :- stair of 'A' Block, West :- Society Road, North :- T. P. Raad, South :- Flat no A-703

2.	9900897	MR. MUNABHAI ISMAILBHAI MANIYAR MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only) 30-04-2021	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
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Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat no 303 on 3rd floor Super build up area admeasuring 62.71 Sq. Mtrs., i.e. 75.00 Sq. Yard, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "T. K. AAHIL HEIGHT", constricted on non-agriculture land for residential use bearing City Survey No. 1367,1368, Shit No. 21, Chatta No 83, 75, Nagarpalika Akarni No 1029, 1032, Situate at Moje Village: PETHAPUR, Taluka: GANDHINAGAR, Sub District: District: GANDHINAGAR of Gujarat. Bounded :- East :- Compound, West :- Flat No. 304, North :- Flat No. 302, South :- Society internal road

3.	9334592	Mr. GANESHKUMAR NANDLAL SHARMA, Mrs. SEEMADEVI GANESHKUMAR SHARMA	Rs. 10,07,321/- 31-08-2021	Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand Only)	Rs. 99,000/- (Rupees Ninety Nine Thousand Only)	Physical
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Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Plot no 31, admeasuring 90.00 Sq. Mtrs., i.e. 968.00 Sq. Ft. Cover area Adm. 62.72 Sq. Yard, along with 00.00 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "VITHAL NAGAR SOCIETY", constricted on non-agriculture land for residential use bearing Revenue Survey No. 122, admeasuring 5.24 Gutha, Situate at Moje Village: Meghar Bonchi, Taluka: Anjar, District: Kutch of Gujarat. Bounded :- East :- Plot No. 40 Property, West :- Internal Road, North :- Plot No. 30 Property, South :- Plot No. 32 Property

4.	1011767 6	Mr. SURYAVIRASINGH SISODIYA Mrs. CHANDUKUNWAR SISODIYA	Rs. 8,62,920/- (Rupees Eight Lakh Sixty Two Thousand Nine Hundred Twenty Only) 13-07-2020	Rs. 3,65,000/- (Rupees Three Lakh Sixty Five Thousand Only)	Rs. 36,500/- (Rupees Thirty Six Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: All the piece & parcel of the immovable property bearing residential flat no. J-426 on fourth floor in block - R Admeasuring 55 Sq. Yd., located at 'Umang Lambha - 2' situated on the land of sub plot no. 2 of final plot no. 68 of town planning scheme no. 79 (old land revenue survey no. 1523) Situated at of Moje village: Vatva, Sub Dist-Ahmedabad - 11 (Aslali) Dist. Ahmedabad Gujarat. Bounded :- East :- Society Road, West :- Passage, North :- Flat No. J-425, South :- Lift

5.	1012113 8	Mr. RAJENDRADAS VAISHNAV Mrs. ANITA VAIRAGI	Rs. 6,72,857/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Fifty Seven Only) 16-12-2019	Rs. 6,25,000/- (Rupees Six Lakh Twenty Five Thousand Only)	Rs. 62,500/- (Rupees Sixty Two Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Flat no. 506, Block - E On Fifth Floor admeasuring 18.40 Sq. Mt. Carpet up area together with undivided proportionate land share of 7.82 Sq. Mt. Located at the scheme of residential flats known as "Gokulam" Constructed on non-agriculture land bearing Final Plot No. 42/2 (allotted in lieu of Survey no. 343/2, admeasuring 7301 Sq. Mt.) admeasuring 4381 Sq. Mt. of T.P. Scheme No. 89 (Sarkhej - Okaf - Fatehward) Situated at near Sarkhej Char Rasta, Sarkhej of Moje Village Okaf Sim, Ta. Vejalpur Sub District Ahmedabad - 4 (Paldi), Dist: Ahmedabad Gujarat. Bounded :- East :- Common Passage, West :- Marginal Space, North :- Flat No. E - 507, South :- Flat No. E - 507

6.	9926351	MR. ASHOKKUMAR MAFATLAL DARJI (Borrower) MRS. CHETANABENA DARAJI (Co-borrower).	Rs. 6,72,834/- (Rupees Six Lakh Seventy Two Thousand Eight Hundred Thirty Four Only) 28-04-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All the Piece & Parcel of Immovable Property Bearing Flat No. E-303 on the 3rd floor in building no "E" Carpet area Admeasuring 26.56 Sq. meters, in building name as "Shubh Shukra", Building No. E, 3rd Floor, Situate At Revenue Survey No. 405, Admeasuring 12011 paiki admeasuring 10911 sq. meters (new City Survey No. 1500) of Moje Village: Visnagar, Ta: Visnagar, Dist: Mehasana of Gujrat. Bounded :- East :- Flat No. E-302, West :- Block No. H. Noeth :- Flat No. E-304, South :- Block No. D

7.	9955940	Mrs. Jyotsanaben Mahendrabhai Prajapati, Mr. Mahendrabhai shambhubhai Prajapati	Rs. 6,14,345/- (Rupees Six Lakh Fourteen Thousand Three Hundred Forty Five Only) 24-12-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat No. 102 on 1st Floor in Building No. "H", Carpet area admeasuring 26.56 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus as "SHUBH SHUKRA", constructed on non-agriculture land for residential use bearing Survey No. 405, area admeasuring 12011 Sq. Mtrs., (City Survey No. 1500) Situate at Moje Village: Visnagar, Sub-District: Visnagar, District: Mehasana of Gujarat. Bounded :- East :- Flat No. H-105, West :- Society Road, North :- Flat No. H-103, South :- Flat No. H-101

8.	9925381	MR. KHUSAL BHAVANLAL KHODIYAR MRS. KAVITA KHUSAL KHODIYAR	Rs. 6,11,411/- (Rupees Six Lakh Eleven Thousand Four Hundred Eleven Only) 23-12-2019	Rs. 5,35,000/- (Rupees Five Lakh Thirty Five Thousand Only)	Rs. 53,500/- (Rupees Fifty Three Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: All the piece & parcel of the said immovable property is a residential land bearing sub plot no. 29/B Admeasuring 83.648 Sq. Mt. i.e. 100.04 Sq. Yd. South Side half part of Plot no. 29 admeasuring area 41,824 Sq. Mt. i.e. 50.2 Sq. Yd. Located at Revenue Survey No. - 260/3 Total Admeasuring 20639.00 Sq. Mt. of Moje Village Varsamedi, Ta. Anjar District of Kachohh, Gujarat. Bounded :- East :- Plot no. 60, West :- 6.10 Mt. Internal Road, North :- Plot no. 29A, South :- Plot no. 28

9.	9978253	Mr. JAYESHKUMAR MAKWANA, Mrs. HASUMATI MAKWANA	Rs. 5,34,014/- (Rupees Five Lakh Thirty Four Thousand Fourteen Only) 25-08-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat no G-308 on 3rd Floor in Block G, admeasuring 26.56 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHUBH SHUKRA", constricted on non-agriculture land for residential use bearing Revenue Survey No. 405, Block No. 0, admeasuring 12011 Sq. Mtrs., (City survey no 1500) paiki admeasuring 10911 sq. mt. Paiki Situate at Moje Village: Vishnagar village, Taluka: Vishnagar, Sub District: Vishnagar, District: Mehasana of Gujarat. Bounded :- East :- Flat No. G-307, West :- Society Road, North :- Flat No. G-309, South :- Society Road

10.	9914528	MR. MUBARAKBHAI IKBALBHAI SHEKH (Borrower), MRS. ZAREENABEN MUBARKBHAI SHEKH (Co-borrower).	Rs. 5,46,552/- (Rupees Five Lakh Forty Six Thousand Five Hundred Fifty Two Only) 29-04-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All that piece & parcel of immovable property bearing Flat No. A - 103 on the 1st floor in building no "A" carpet area admeasuring 26.56 sq. mt. in the scheme known as "Shubh Shukra", situate at Revenue Survey No. 405, Totally admeasuring 12,011.00 sq. mtrs., paiki 10,911.00 sq. mtrs., (new City Survey No. 1500), situate at Moje Vill: Visnagar, Ta: Visnagar, Di: Mahesana. Bounded :- East :- Society Road, West :- Flat no 102, Noeth :- Open Land, South :- Flat no 104

11.	9871231	Mrs. Snehal Jigarbhai Modi (Borrower), Mr. Jigar Rameshkumar Modi (Co-borrower).	Rs. 4,83,147/- (Rupees Four Lakh Eighty Three Thousand One Hundred Forty Seven Only) 04 05-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Flat no. 001, on Ground Floor in Building No. A, admeasuring 42.58 Sq. Mtrs., i.e. 458 sq. ft. Undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Shubh Shukra", constricted on non-agriculture land for residential use Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village: Visnagar, Taluka: Visnagar, District: Mehasana of Gujarat. Bounded :- East :- Flat No. A - 004, West :- Society internal Road, Noeth :- Society internal Road, South :- Flat No. A - 010

12.	9877437	Mr. Komal Rameshkumar Modi (Borrower), Mrs. Shvetaben Komalbhaji Modi (Co-borrower), Mr. Rameshbhai Chimanlal Modi (Co-borrower).	Rs. 4,82,949/- (Rupees Four Lakh Eighty Two Thousand Nine Hundred Forty Nine Only) 05 05-2021	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Rs. 25,000/- (Rupees Twenty Five Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the Flat no. 010, on the Ground Floor in Building No. "A" carpet area admeasuring 21.91 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHUBH SHUKRA", Constricted on non-agriculture land for residential use bearing Survey No. 405, Admeasuring 12011 Sq. Meters, paiki 10911 Sq. Meters, C.S. No. 1500, Situate at Moje Village: Visnagar, Taluka & Sub District: Visnagar, District: Mehasana of Gujarat. Bounded :- East :- Flat No. A - 005, West :- Society Road, Noeth :- Staircase, South :- Flat No. A - 009.

13.	1031381 8	Mr. RAMESH MAKWANA, Mrs. BHAGWATI MAKWANA	Rs. 4,28,352/- 19-12-2022	Rs. 7,30,000/- (Rupees Seven Lakh Thirty Thousand Only)	Rs. 73,000/- (Rupees Seventy Three Thousand Only)	Physical
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Description of the Immovable Property: All the piece & parcel of Immovable property bearing Sub Plot No. 6-A (Northern part) admeasuring 45.50 Sq. Mtrs. of Main Plot No. 6 admeasuring 91.0 Sq. Mtrs. of undivided share proportionate share in the land and all internal and external rights thereto of the premises known as "Gayatri Homes Residency", constructed on non-agricultural lumped land, bearing Revenue Survey No. 254/1/Paiki 1, land Hector 1-29-50 Sq. Mtrs that are 3-08, Situated at Moje: Varsamedi, Ta: Anjar, Dist: Kachhi, in the Sub Registration District of Anjar and District of Kachh Gujarat. Bounded :- East :- By 7.50 Mtr. Wide Road, West :- Common Plot A, North :- Sub Plot No. 5/B, South :- Sub Plot No. 6/B.

14.	9087110	Mr. MAHENDRA PURI R.GOSWAMI, Mrs. NUTANBEN M. GOSWAMI	Rs. 7,55,181/- (Rupees Seven Lakh Fifty Five Thousand One Hundred Eighty One Only) 10-02-2020	Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,000/- (Rupees Sixty Four Thousand Only)	Physical
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Description of the Immovable Property: All that piece and parcel of the immovable property being Flat No. 403, on the 4th Deep Riddhi Apartment, Anad admeasuring about 540 Sq.ft. situated on the land bearing Survey No.584/1, T P 7, F P 102, in the village moje, Anand Registration District Sub District Anand. Bounded :- East :- East by Sub Plot No. 1, West :- Flat No. 404 on 4th Floor, North :- Flat No. 402 on 4th Floor, South :- By F P No. 101 after leaving this property. Upper: Flat No. 503, Lower: Flat 303 of 3rd Floor, SR NO. 1547.

15.	9442735	REMARKS FLOUR MILLS PRIVATE LIMITED Mr. PIYUSH SHAH Mr. KHIMJI MONISH SHAH Mrs. MANIBEN KHIMJI GALA Mrs. DIMPLE PIYUSH SHAH	Rs. 13,15,121/- (Rupees Thirteen Lakh Fifteen Thousand One Hundred Twenty One Only) 31-12-2019	Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand Only)	Rs. 97,500/- (Rupees Ninety Seven Thousand Five Hundred Only)	Physical
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Description of the Immovable Property: Schedule - A

Property in the name of Khushboo play and Hardware center- partner Khimji Monshi Gala (Shah)

All the piece & parcel of the said immovable property being Flat no 3 and 4 on basement admeasuring 600 Sq. Ft. and 262 Sq Ft. total 3 floor construction in the campus known as "Nihanka Apartment" in Subhanpura, Vadodara Situated on plot no. 3 land bearing Revenue survey no. 115-1, T.P. scheme no. 2 & F.P. no. 480 (Survey No J.27/471-000001) of Moje Village Subhanpura, District of Vadodara, Gujarat.

Schedule - B - Property in the name of Maniben Khimji Gala (Shah)

All the piece & parcel of the said immovable property being on basement admeasuring 623 Sq. Ft. and 263 Sq. Ft. total 3 floor construction in the campus known as "Nihanka Apartment" in Subhanpura, Vadodara Situated on plot no. 3 land bearing Revenue survey no. 115-1, T.P. scheme no. 2 & F.P. no. 480 (Survey No J.27/471-000001) of Moje Village Subhanpura, District of Vadodara, Gujarat.

Joint Bounded as follows:- East by :- By Common way, West by :- By Road, North by :- By Margin area, South by :- By Open to sky

FINANCIAL EXPRESS Mon, 08 April 2024

<https://epaper.financialexpress.com/c/74875664>



Sr. No	Loan A/c. No and Branch	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession
16.	10201682	Mr. RAMCHANDAR RANA, Mrs. GEETA RAMCHANDARA	Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only) 19-07-2019	Rs. 5,15,000/- (Rupees Five Lakh Fifteen Thousand Only)	Rs. 51,500/- (Rupees Fifty One Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All That N.A. Residential Land Bearing Plot No. 123, Admeasuring Area Of Land 54.33 Sq. Mts. Old Plot No. 305, Under Revenue Survey No. 546, Situated On The Entire NA Land Under Survey No. 546 & 547 Admeasuring Total Area Of 11 Acres And 33 Gunthas, Situated at Village : Varsamedi, Taluka : Anjar, District : Kutch, Bounded :- East :- Gully/Lane, West :- Internal Road, North :- NA Plot No. 122, South :- NA Plot No. 124						
17.	10272224	Mr. KANUJI AGAL, Mrs. BHARTIBEN AGAL	Rs. 4,10,008/- (Rupees Four Lakh Ten Thousand Eight Only) 20-09-2019	Rs. 3,95,000/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Open Plot For Unit No. 7 on N.A. Plot No. 324 To 331, Admeasuring Area of 43.55 Sq. Mts. Under Revenue Survey No. 729, Situated at Village : Varsamedi, Taluka : Anjar, District : Kutch, Bounded :- East :- Lagu Plot No. 254 & 255, West :- Internal Road, North :- Unit No. 06, South :- Unit No. 08						
18.	10296835	Mr. Ankit Nitinkumar Vyas (Borrower), Mrs. Megha Rameshkumar Shah (Co-borrower).	Rs. 28,54,863/- (Rupees Twenty Eight Lakh Fifty Four Thousand Eight Hundred Sixty Three Only) 02-06-2021	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)	Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Plot No.07, Admeasuring 146.25 Sq. Meters, I.E. 1575.00 Sq. Feet, Undivided Share In C.O.P. and Road Admeasuring 56.25 Sq. Meters In The Scheme Known As "Ganesh Park", Situate At Revenue Survey No. 752/1/1of Moje Village : Kankrol, Ta : Himatnagar Di. : Sabarkantha Gujarat, Bounded :-East :- Margin then Plot No. 06 With Margin, West :- Plot No. 8, Noeth :- Margin then Survey No. 725/P, South :- Road of 06 meters						
19.	10233444	Mr. LALSINH JAGATSINH PADHIYAR, Mrs. CHANDAKUVARBA LALSINH PADHIYAR, SUMAN BUNGALOWS AT AND POST	Rs. 9,06,063/- (Rupees Nine Lakh Six Thousand Sixty Three Only) 29-11-2021	Rs. 7,40,000/- (Rupees Seven Lakh Forty Thousand Only)	Rs. 74,000/- (Rupees Seventy Four Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no A-307 on 3rd Floor admeasuring 43.82 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Raghukul Apartment", constricted on non-agriculture land for residential use bearing Revenue Survey No. 26/03/A/07, Situate at Moje Village: Mhetapura, Taluka: Himatnagar, District: Himatnagar of Gujarat. Bounded :- East :- Flat No. A-306 on 3rd Floor, West :- Adj. City Survey No 13, North :- Flat No. A-308 on 3rd Floor, South :- Adj. City Survey No 34						
20.	9936631	Mr. KAUSHIK MAHESHBHAI GAJJAR, Mr. MAHESHBHAI HIMATBHAI GAJJAR, Mrs. HANSABEN GAJJAR	Rs. 4,28,985/- (Rupees Four Lakh Twenty Eight Thousand Nine Hundred Eighty Five Only) 10-08-2021	Rs. 4,00,000/- (Rupees Four Lakh Only)	Rs. 40,000/- (Rupees Forty Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 2E-206 on the 2nd Floor in block no 2/E, admeasuring 41.71 Sq. Mtrs., i.e. 449 Sq. Ft, i.e. 00.00 Sq. Yard, along with 13.90 Sq. Mtrs. & 37.07, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHANTI RESIDENCY", constricted on non-agriculture land for residential use bearing Revenue Survey No. 749, Block No. 0, admeasuring 3960.00 Sq. Mtrs., Paiki Situate in Kadi Municipal area at Sub District: Kadi, District: Mehsana of Gujarat. Bounded :- East :- Flat no 2/E 205, West :- Internal Road, North :- Flat no 2/E 203, South :- Flat no 2/E 207 and Stair						
21.	10668556 & TCHHF02 59000100 065890	MR. NANDAN MAHENDRABHAI RANPARA, MR. CHINTAN MAHENDRABHAI RANPARA, MRS. CHARMI NANDAN RANPARA, MRS. CHETNA CHINTAN RANPARA, MRS. VINABEN MAHENDRABHAI RANPARA	Rs. 852885/- (Rupees Eight Lakh Fifty Two Thousand Eight Hundred Eighty Five Only) is due and payable by you under Agreement no. TCHHF0259000100065890 and an amount of Rs. 4440881/- (Rupees Forty Four Lakh Forty Thousand Eight Hundred Eighty One Only) is due and payable by you under Agreement no. 10668556 totalling to Rs. 5293766/- (Rupees Fifty Two Lakh Ninety Three Thousand Seven Hundred Sixty Six Only) 04-02-2022	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor, buildup area admeasuring 62.17 Sq. Mtrs., along with Terrace Adm. 42.26 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHRI RAM PLAZA", constricted on non-agriculture land for residential use bearing Revenue Survey No. 287/2, Plot No. 52, Situate at in municipal corporation of Rajkot City, Sub District: Rajkot of Gujarat. Bounded :- East :- Other property, West :- Common Road, North :- Shop Terrace, South :- Passage						
22.	TCHHL02 59000100 006520 & TCHIN02 59000100 008399	NASRUDIN B KHOKHAR, MAHIN HARDWARE, RUBINA NASRUDIN KHOKHAR	Rs. 2651907/- (Rupees Twenty Six Lakh Fifty One Thousand Nine Hundred Seven Only) is due and payable by you under loan account No. TCHHL0259000100006520 and an amount of Rs. 44166/- (Rupees Forty Four Thousand One Hundred Sixty Six Only) is due and payable by you under loan account No. TCHIN0259000100008399 totalling to Rs. 2696073/- (Rupees Twenty Six Lakh Ninety Six Thousand Seventy Three Only) 15-11-2022	Rs. 12,96,000/- (Rupees Twelve Lakh Ninety Six Thousand Only)	Rs. 1,29,600/- (Rupees One Lakh Twenty Nine Thousand Six Hundred Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable House over land measured 58-11 Sq. Mt. of sub plot No. :- 2/B among Plot No. 1 (P), Situated at Revenue Survey No. : 263, Situated within the limits of Rajkot Municipal Corporation, Ta. & Sub-Dist : Rajkot, Dist. Rajkot of Gujarat, Bounded :- East :- Open Space, West :- Adj. N.A.Plots of R.S. No. 263, North :- Plot No. 1 Sub Plot no. 2-C, South :- Plot No. 1 Sub Plot no. 2-A						
23.	10058970	MR. DAYABHAI SHAMJIBHAI HIRANI (Borrower), Mrs. MUKTABEN DAYABHAI HIRANI (Co-borrower), Mrs. BHAVNA TILSIBHAI HIRANI (Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI (Co-borrower)	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only) 29-04-2021	Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only)	Rs. 69,000/- (Rupees Sixty Nine Thousand Only)	Physical
Description of the Immovable Property: Schedule - A All the rights, piece & parcel of immovable property bearing SHOP no 3, 4 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10.12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10.00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09.03 Sq. Mtrs., Total Carpet area 29.25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as "AKAR COMPLEX", constricted on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-3-0 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situate at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat. Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by : Parking South by : 25 Foot Road East by : Shop No. 2 West by : Shop No. 4 Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by : Shop No. 5 South by : 25 Foot Road East by : Shop No. 3 West by : 40 Foot Road Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by : Shop No. 6 South by : Shop No. 4 East by : Shop No. 3 and Parking West by : 40 Foot Road						
24.	TCHHL02 59000100 084760 & 10425375	BAKUL LILADHAR CHANDARANA, JASMITA BAKUL CHANDARANA	Rs. 799335/- (Rupees Seven Lakh Ninety Nine Thousand Three Hundred Thirty Five Only) is due and payable by you under loan account No. TCHHL02590001000084760 and an amount of Rs. 310573/- (Rupees Three Lakh Ten Thousand Five Hundred Seventy Three Only) is due and payable by you under loan account No. 10425375 totalling to Rs. 1109908/- (Rupees Eleven Lakh Nine Thousand Nine Hundred Eight Only) 14-11-2022	Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only)	Rs. 92,000/- (Rupees Ninety Two Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. A-401 on the 4th floor admeasuring 33.65 sq. mts. as Built up area of undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "RATNAM ELEGANCE", constructed on non-agricultural land for residential use known as "Arihantnagar 1" bearing Revenue Survey No. 12p1 and 12p2, admeasuring 682.57 Sq Mts of Plot no. 86-91 (Land Adm. 96-99 Sq. Mtrs of Plot No. 86, Land adm. 96-99 Sq. Mtrs of Plot No. 87, Land adm. 96-99 Sq. Mtrs. Of Plot No. 88, Land adm 96-99 Sq. Mtrs of Plot No. 89, Land adm. 11-63 Sq. Mtrs of Plot No. 90, Land adm 382-98 Sq. Mtrs of Plot No. 91). Situated at Moje Village : Ghanteshwar, District & Sub District: Rajkot of Gujarat. Bounded :- East :- Open to Sky, West :- Main Door, Common Passage, Stairs, Lift, Open to Sky after Flat No.A/405, North :- Open to Sky, South :- Flat No. A/402 & Open to Sky.						
25.	10610800	Mr. Chetankumar Vasantbhai Sorathia, Mrs. Jalpaben Chetankumar Sorathia	Rs. 10,72,161/- (Rupees Ten Lakh Seventy Two Thousand One Hundred Sixty One Only) 14-05-2021	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 401 on 4th Floor in Building "Vasundhara Avenue", built up area admeasuring 31.87 Sq. Mtrs., and along with all internal and external rights thereto of the premises/campus known as "BALAJI GREEN CITY", constructed on non-agriculture land for residential use bearing Revenue Survey No. 140 paiki 2, admeasuring 1119.07 Sq. Mtrs., Situate at Moje Village : Vavdi, of City Rajkot, District: Rajkot of Gujarat. Bounded :- East :- Others Property, West :- Flat No. 402, North :- Common Passage & Lift, South :- Space & Margin						
At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: The E-auction will take place through portal https://DisposalHub.com on 25-04-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each. Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-04-2024 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD. and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to TATA CAPITAL HOUSING FINANCE LTD. to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s NexXen Solutions Private Limited, Address: #203, 2nd Floor, Shree Trayam Palace, Sector: 4&5 Crossing, Biddar Road, Gurugram - 122 006 through its Mobile No. +91 97100 29933, +91 98100 29926, Tel. No. +91 124 4 233 933, E-mail ID: CSD@disposalhub.com or Manish Bansal. Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website http://surl.li/sczjt for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.						
Place: Ahmedabad Date: 08-04-2024						Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.